

Town of Lincoln

Zoning Board of Review

100 Old River Road, Lincoln, RI

Minutes of September 6, 2016 Meeting

Present: David DeAngelis-Chair, John Bart, Lori Lyle, Stephen Kearns, John Barr, Mark Enander, Attorney Bruce Leach

Excused: Robert Oster

Minutes

Motion made by Member Bart to accept the July 2016 Minutes as presented. Motion seconded by Member Kearns. Motion carried by all present

Correspondence

None

Applications

Mark Donfrancesco, 509 Great Road, Lincoln, RI/1383 Atwood realty, LLC, 509 Great Road, Lincoln, RI Application for Special Use Permit for the construction of an 18 unit multi-family building with driveway and parking for property located at 304 New River Road, Lincoln, RI. AP 35, Lots 132 and 133 Zoning: RG 7

Mark Donfrancesco, 509 Great Road, Lincoln, RI/1383 Atwood Realty,

LLC, 509 Great Road, Lincoln, RI- Application for Dimensional Variance seeking lot width relief for a multi-family building located at 304 New River Road, Lincoln, RI.

AP 35, Lots 132 and 133 Zoning: RG 7

Represented by: William Burnstine, Esq., 627 Putnam Pike, Greenville, RI

Chairman read into the record standards that need to be met for a Special Use Permit and Dimensional Variance.

Applicant is before this Board seeking approval for an 18 multi-family unit and has sought to abandon two Town streets. The Technical Review Committee granted abandonment of the streets and the current plan has been revised to 17 units – 6 of which will be low/moderate income units. Applicant now wishes to amend his Special Use Permit to reflect the change to 17 units. The Dimensional Variance application will also be amended to 17 units and will require width relief.

Witness

David D'Amico, D'Amico Engineering Technology, Inc.

Applicant is seeking relief of 94.26 feet. Planning Board reviewed plans for the proposed 17 units. There were no structural changes to the plan – only change was the removal of two parking spaces. The footprint for 17 units will remain the same as the plans submitted for 18 units and applicant is reducing his request for minimal frontage.

The 18th unit will be used as an amenity such as a gym or laundry room on the first floor.

Attorney Burnstine addressed the Board stating proposed use is permitted in our Zoning Ordinance and meets the low/moderate income requirement in our Comprehensive Plan. The house on the property has been vacant for some time and will be burned and used for fire training. Parking at the site will meet all building codes and criteria. The Technical Review Committee approved the Special Use Permit Density is based on buildable land available and included in density calculations. The lot was purchased in 2014. What applicant is requesting is the least relief necessary to complete the project.

Member Barr asked what the architectural design would be as there were no building plans of the proposed building attached to the application and it would be helpful to the Board if they knew what the floor plans looked like. Applicant replied that the single bedroom units would be 750 sq.ft. and two bedroom units 900 sq.ft.

Chairman stated it would be helpful if applicant could provide the floor plan for review prior to rendering a decision. Attorney Leach informed the Board that applicant can continue the applications and come back with renderings depicting what the exterior of the building will look like together with floor plans. Attorney for applicant stated they would be willing to continue the application and return with renderings of the building. They need to go back to the Planning

Board but need Zoning Board approval first.

Witness stated he has done similar projects. Exterior will be colonial in shape, have two porticos, wood construction, pitched roof and all windows and sliders will match. DEM has granted a permit to the applicant. Test holes at the site showed that the soil is gravel. A traffic study was requested by the Planning Board. Property will not be turned into condominiums.

Chairman stated that he was inclined to continue the applications to the October agenda as members needed to see some characteristics of what the exterior will look like and floor plans for the units. Attorney Burnstine requested a continuance to the October agenda and return with the requested architectural renderings

Motion made by Member Kearns and seconded by Member Bart to continue the applications to the October 4, 2016 agenda. Motion carried by all present.

Motion made by Chairman and seconded by Member Bart to continue to the October agenda an open discussion regarding enforcement of Zoning decisions and procedures to include applications. Motion carried by all present.

Motion made by Member Barr to adjourn the meeting. Motion seconded by Member Enander. Motion carried by all present.

Respectfully submitted,

Ghislaine D. Therien

Recording Secretary